

For Sale or Lease

Likewise



Professional Office Condo in Downtown Asheville

64 Clingman Avenue #101, Asheville, NC 28801

Likewise
COMMERCIAL REAL ESTATE

Carla Barnard LISTING BROKER

828.575.0272 | carla@likewisecommercial.com | likewisecommercial.com

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OFFERING SUMMARY

SALE PRICE \$775,000

LEASE PRICE \$5,000/month + NNN

UNIT SIZE ± 3,326 SF

PROPERTY FEATURES

- Bright, spacious office condo suited for a wide range of businesses
- Nine private offices, three conference rooms, two bathrooms, a kitchenette, and ample storage
- One dedicated private parking spot and substantial free parking on Clingman Avenue and at Aston Park
- Easy access to downtown Asheville, the South Slope, RAD, and Biltmore Village
- Conveniently located to major interstates I-240 (± 0.5 miles), I-26 (± 2.5 miles)
- Quick access to commercial corridors on Patton Avenue (US 19/23/70), Merrimon Avenue (US 25), and Haywood Road
- MLS# 4407168 & 4408356



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LOCATION INFORMATION

PIN 9648-18-1766-C0101

COUNTY Buncombe

ZONING CBD

MAJOR ROADS I-240/Patton Ave.

PROPERTY DETAILS

UNIT SIZE ± 3,326 SF

YEAR BUILT 2002

TRAFFIC COUNT ± 5,923 VPD

FLOOD ZONE No



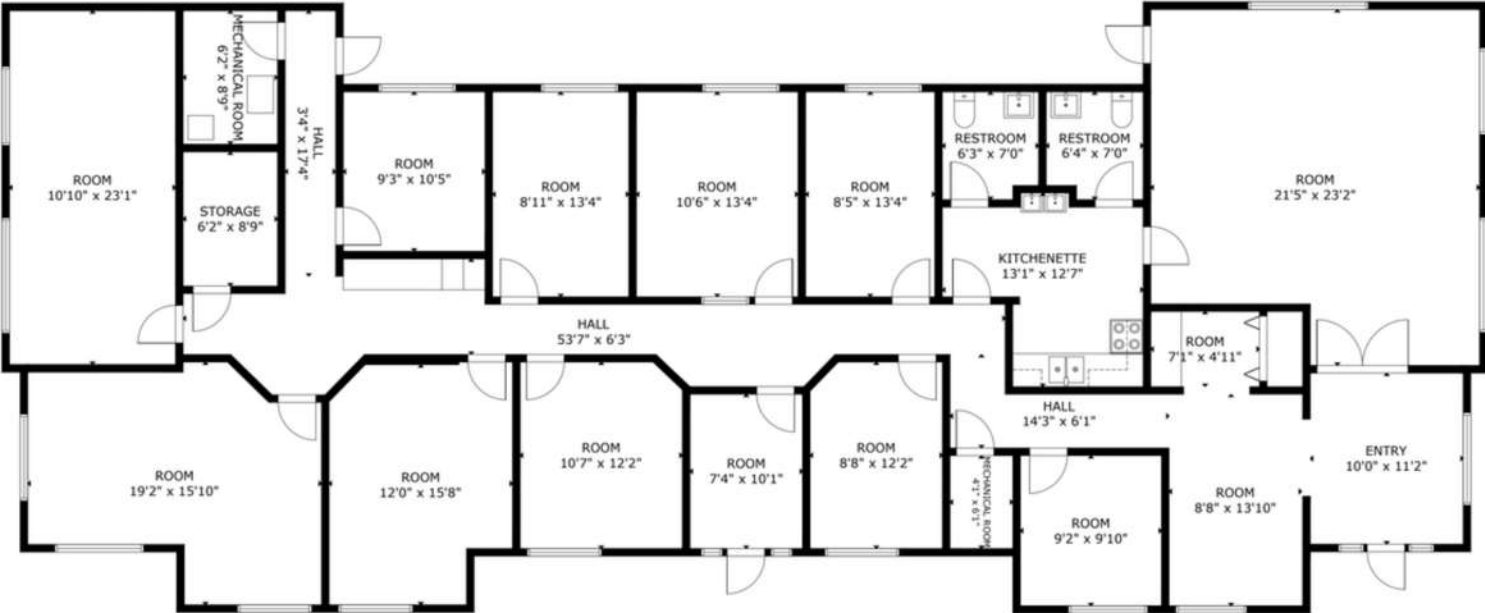
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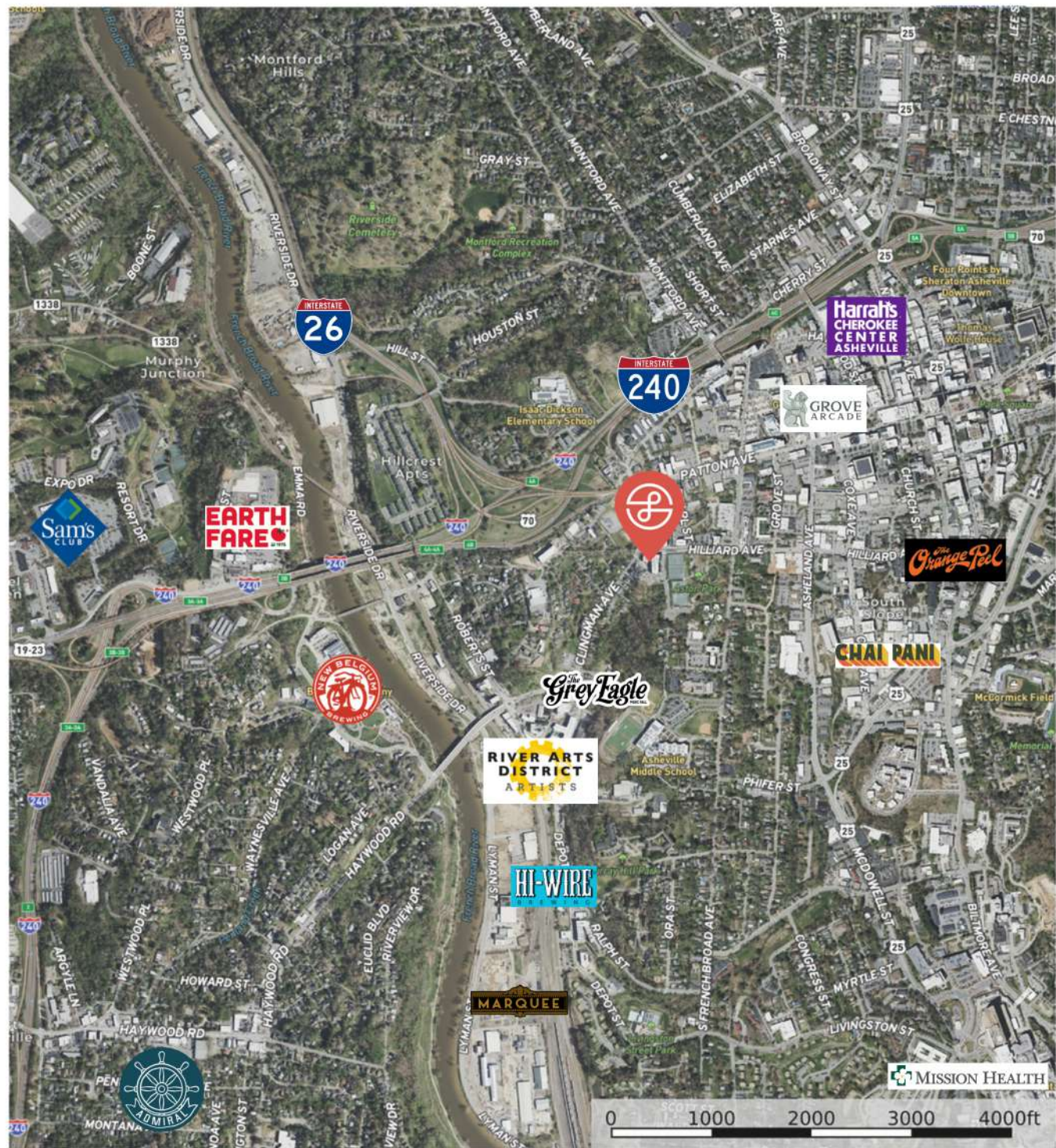
FLOOR PLAN



TOTAL FINISHED AREA:
± 3,326 SF



LOCATION



*BUSINESS LOCATIONS ARE NOT EXACT

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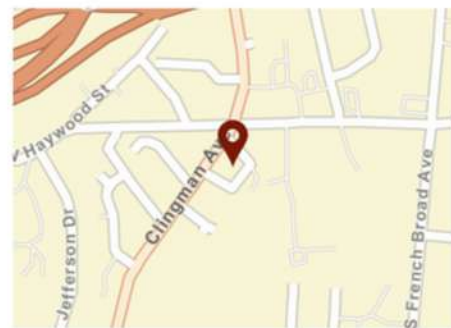
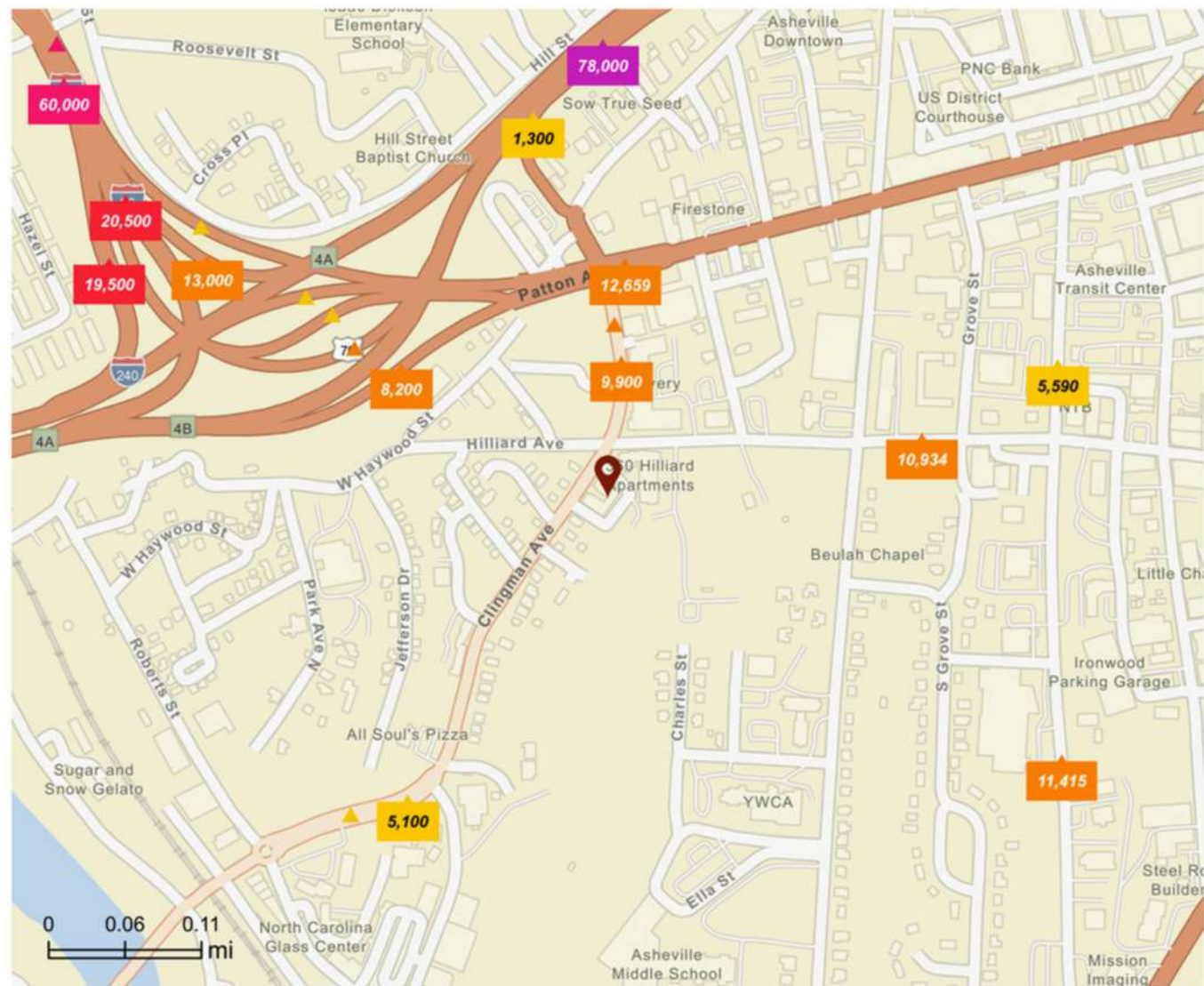
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TRAFFIC COUNT MAP

Close Up



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



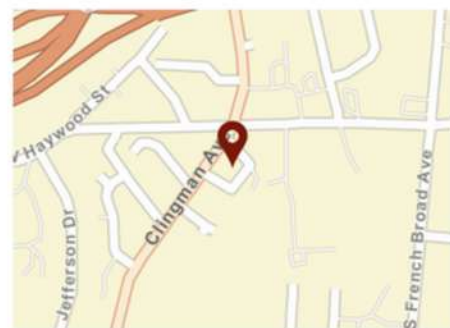
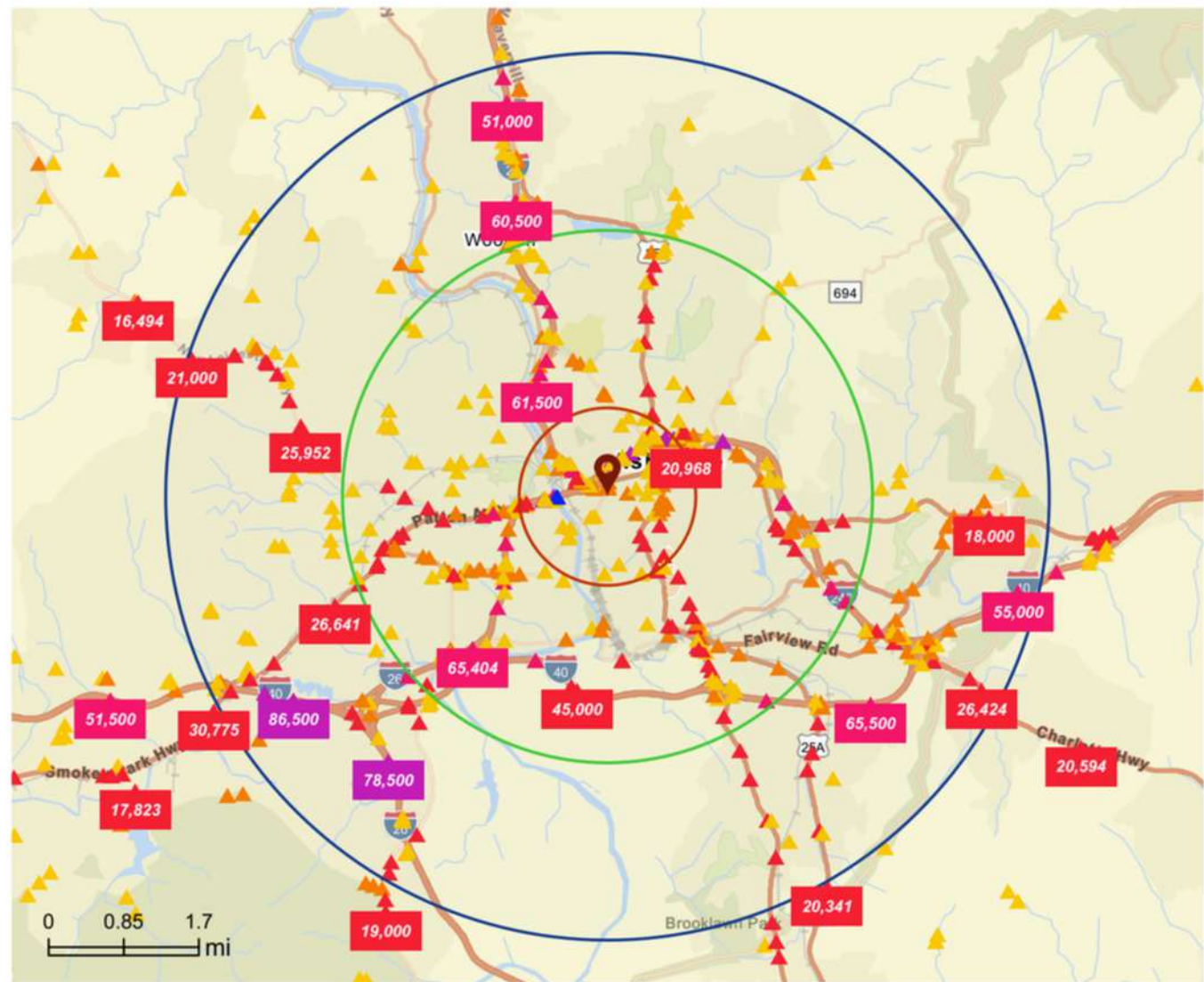
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TRAFFIC COUNT MAP

1, 3, & 5 Mile Radius



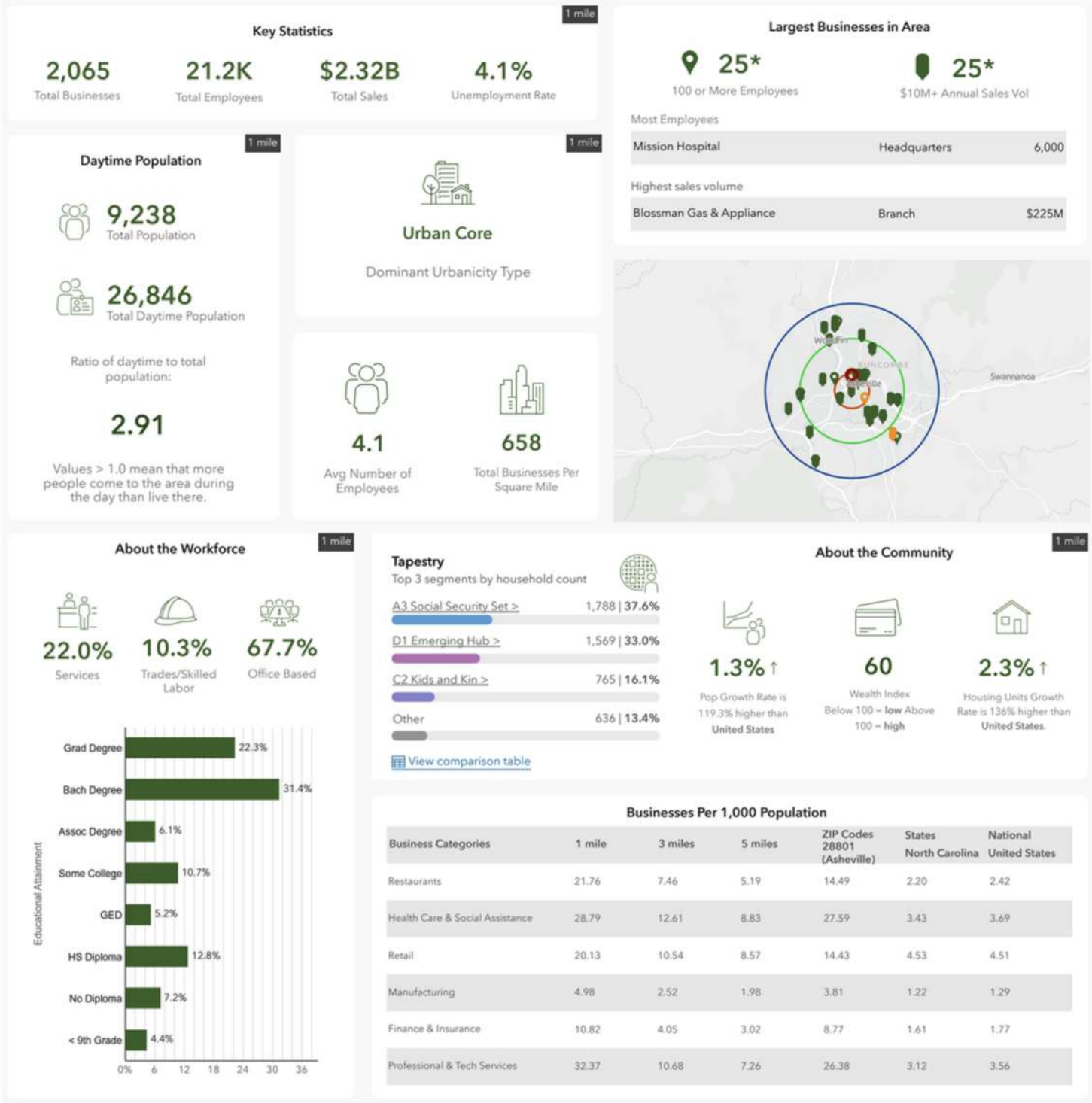
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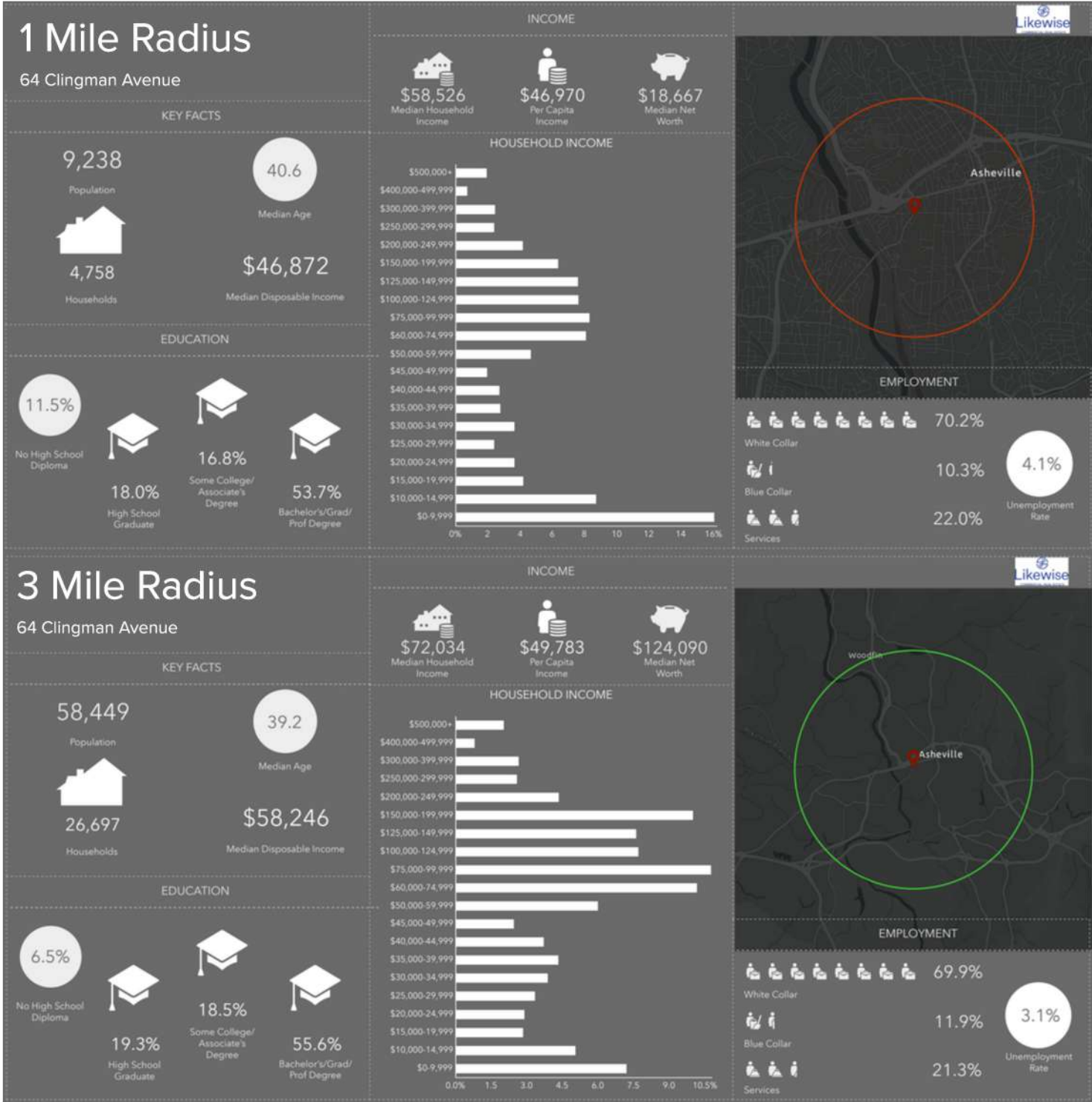
LOCAL BUSINESS KEY FACTS



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DEMOGRAPHIC SUMMARY





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CEO & Broker-in-Charge

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